

From: [Anne Pepper](#)
To: [Kelly Churney](#); [Town Council](#); [Wayne Bergman](#); [Danielle Hickox Moore](#)
Subject: Palm Beach Day Academy Application to pave over green space at 241 Seaview 6-22-22
Date: Monday, June 13, 2022 10:31:20 AM

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Please distribute to LPC

Dear Landmarks Preservation Commission,

On Saturday, June 4, 2022 we experienced almost 5" of rain from a tropical storm. My remarks at your last meeting noted that the area within the Sea Streets where the applicant proposes to eliminate green space is swampland filled in the early 20th century to develop our neighborhood, Poinciana Park. On Saturday, June 4th, we run 2 sump pumps all day and into Sunday, June 5th, to remove water flooding our property. The land on which 38 cement and asphalt parking spaces is proposed is essential for water absorption. The runoff from the School in the past accumulated to such a degree behind Mrs. Meister's house (332 Seaspray) that it had to be torn down and rebuilt. Mrs. Daniels (330 Seaspray) testified before you to the water from last year's fall rain which flooded the air conditioning units under their landmarked house spraying water throughout her house and causing very expensive repairs. The fact is that even with the current open green space the School's property floods the abutting Seaspray houses. To mitigate the flooding, School needs to preserve the green space, build a solid concrete wall on its property line and grade its land to pitch water away from the Seaspray houses toward Seaview storm drains. The continued expansion of non-residential uses into our Sea Streets neighborhood is detrimental to our property values, the maintenance of our historic architectural assets and the character of our neighborhood. LPC is charged with preservation of our historic architectural assets. Flooding these assets does not help preserve them. Parking lots are not sustainable, environmentally damaging and unattractive. The Day School's supposed parking problem is caused by the overcapacity of new students due to families moving to Palm Beach during Covid. This capacity should be moved to the much larger West Palm Beach Campus. The infrastructure of Palm Beach is fragile. We do not need more asphalt or more parking. More parking will simply bring more traffic to the area. As a former town Planning and Zoning director said the problem is parking management not availability of spaces. The School needs to seek alternative underused sites for parking or have a shuttle from its W. Palm Beach school for the teachers. Adding more parking to the Day School will simply free up more spaces for more non-residential uses such as the Carriage House Club and future development of the Wells Fargo site. No resident wants the noise of slamming car doors, conversations in the parking lot, automobile fumes, the 4' high lighting (when does this lighting go on and off and why?) or the potential for non-school use after hours. The Day school already has something like 20 occasions on which they can park on this field. That is enough. The Market Study by Anderson and Carr, Inc submitted in 2018 in conjunction with the School's attempt to pave over this land and was resubmitted at the last LPC meeting determined that replacing greenspace with a parking lot has a negative impact on the value of the neighboring properties.

So many of those who wrote in support of parking do not live in the neighborhood. They go to the school to drop off and pick up children, may have gone to the school, be on the board or have a business nearby. I am also an interior designer. I live in this neighborhood and I have an office on Seaview in the Ocean Block. I do not have an assigned space in my building's lot

but can always find parking on S. County Road as have my clients. As much as you might want to accommodate the School for whatever reason, there is no justification for this enormous amount of parking and loss of green space.

As one of your commissioners said, parking on asphalt is an affront to everything we are trying to achieve: sustainability, permeability, reduction in carbon footprint and exhaust fumes, reduction in heat, increased drainage, responsiveness to climate change and rising sea levels on a barrier island as well as quality of residential life. The Sea Streets are residential streets with a number of pre-zoning non-conforming uses such as the Day School, public school and the Four Arts. Adding more parking simply encourages more intensity and increases the negative impacts on neighbors, their homes and our island environment. What our island needs on public property like street side swales and on residential and non-residential sites are carbon-sequestering, heat reducing shade trees and more water absorbing, aquifer building green spaces.

Sincerely,

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